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Letting and Management Specialists



2 Bengal Grove, Trentham, Stoke-On-Trent, ST4 8HS

£200,000

- Two Bedrooms
- UPVC Double Glazing
- Large Rear garden
- Dropped Kerb Rear Side
- Larger Than Average Plot
- Combi Boiler
- Sought After Location
- No Onward Chain!

Situated on Bengal Grove in the popular area of Trentham, this two-bedroom semi-detached property presents an excellent opportunity for buyers seeking a home with a larger than average plot and scope to personalise and improve!

The property offers a practical starting point for a purchaser looking to update the accommodation to their own taste over time.

Further benefits include gas central heating via a combi boiler and UPVC double-glazed windows.
Externally, the larger than average plot is a particular feature. A dropped kerb to the rear side of the property provides access to a short driveway, situated beyond fenced gates.

Offered for sale with no onward chain, this property is well worth considering for first-time buyers, downsizers or purchasers looking for a home with potential in a sought-after Trentham location!
An early viewing is recommended to appreciate the plot and the opportunity on offer!






## ENTRANCE PORCH
UPVC double glazed front door. Fitted carpet.

## LIVING ROOM
13'09 x 13'03 (4.19m x 4.04m)
UPVC Double glazed window. Fitted carpet. Radiator. Store cupboard

## KITCHEN
13'09 x 8'01 (4.19m x 2.46m)
Two UPVC Double glazed windows and rear door. Vinyl floor. Radiator. Range of base units and wall cupboard. Part tiled walls.

## FIRST FLOOR

## LANDING
UPVC Double glazed window. Fitted carpet. Loft access.

## BEDROOM ONE
11'11 x 10'07 (3.63m x 3.23m)
UPVC Double glazed window. Fitted carpet. Radiator. Store cupboard. Cupboard containing gas combi boiler

## BEDROOM TWO
9'07 x 7'11 (2.92m x 2.41m)
UPVC Double glazed window. Fitted carpet. Radiator.

## BATHROOM
6'07 x 5'04 (2.01m x 1.63m)
UPVC Double glazed window. Vinyl floor. Radiator. Tiled walls. Bath with shower head attachment. W/C. Wash basin

## OUTSIDE
To the rear there is a larger than average garden with lawn. Patio area and gravelled area. Gated parking area at the rear with potential to increase the amount of parking.

At the front there is a gravelled garden



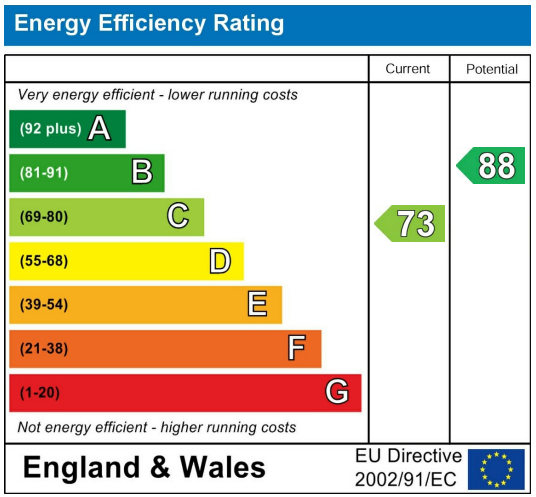


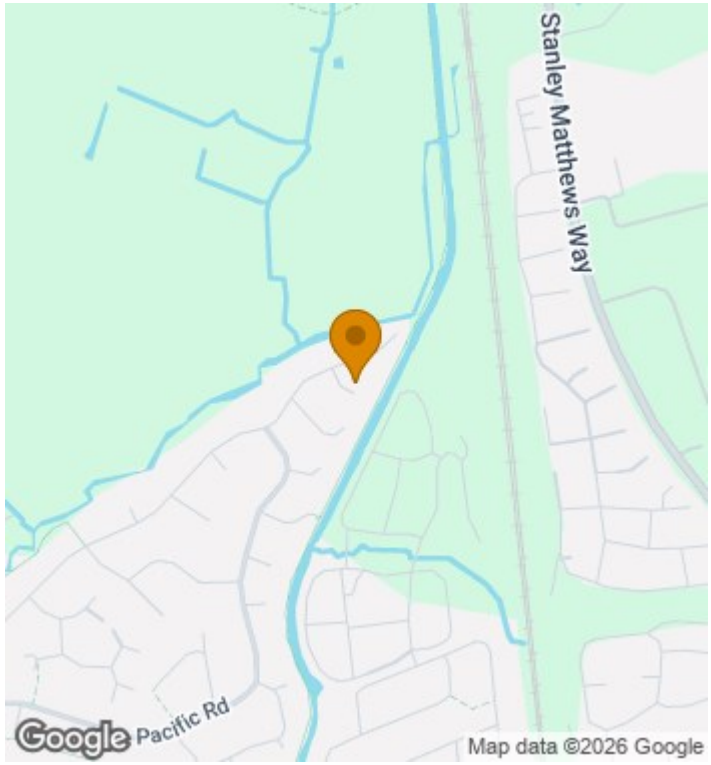





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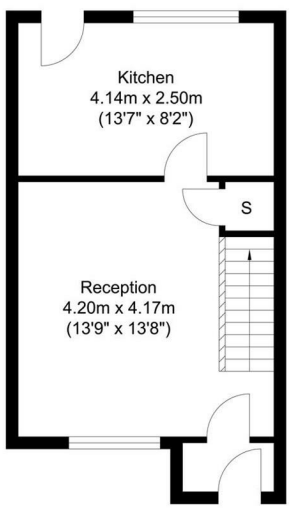

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
88
England & Wales
EU Directive 2002/91/EC



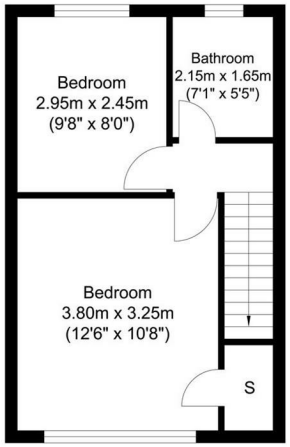







Ground Floor




First Floor

**PLEASE NOTE**

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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